

INDEX LEGEND

LOCATION: S 1/2 4-78-26
 REQUESTOR: THE QUARTER AT WAUKEE, LLC
 PROPRIETOR: THE QUARTER AT WAUKEE, LLC
 SURVEYOR: KEVEN J. CRAWFORD
 COMPANY: COOPER CRAWFORD & ASSOCIATES
 475 S 50th ST., S15-800,
 WDM, IA 50265
 RETURN TO: COOPER CRAWFORD & ASSOCIATES

FINAL PLAT KEETOWN LOOP PLAT 2

WAUKEE, IOWA
 OWNER / DEVELOPER
 THE QUARTER AT WAUKEE, LLC
 4011 AVENUE OF THE CITIES, SUITE 1018
 MOLINE, IL 61265



VICINITY SKETCH

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	007°40'53"	1135.00	152.17	76.20	152.05	S50°56'31"E
C2	004°31'47"	465.00	36.76	18.39	36.75	S49°20'58"E
C3	103°39'56"	25.00	45.23	31.81	39.31	N76°33'10"E
C4	014°17'55"	985.00	240.83	121.04	240.20	N17°34'15"E

ZONING
 K-RR/PD-1 BK. 2021 PG. 27621

SETBACKS
 K-RR / PD-1
 FRONT - NO MIN. FOR PRINCIPLE USES.
 20' MIN. FOR ACCESSORY STRUCTURE.
 NO MIN. FOR PRINCIPLE USES.
 REAR - NO MIN. FOR PRINCIPLE USES.
 5' MIN. FOR ACCESSORY STRUCTURE.
 SIDE - NO MIN. FOR PRINCIPLE USES.
 5' MIN. FOR ACCESSORY STRUCTURE.
 PRINCIPAL BUILDING SEPARATION
 25 FEET
 ACCESSORY BUILDING SEPARATION
 25 FEET BETWEEN PRINCIPAL BUILDING &
 ACCESSORY BUILDING
 MAXIMUM HEIGHT
 PRINCIPAL BUILDING - 8 STORIES
 ACCESSORY BUILDING - 1 STORY
 FLOOR AREA RATIO
 0.35

LEGAL DESCRIPTION

LOTS 1 AND 4 KEETOWN LOOP PLAT 1, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.
 SAID TRACT OF LAND CONTAINS 6.507 ACRES MORE OR LESS.

SAID TRACT OF SUBJECT TO ALL EASEMENTS OF RECORD.

NOTES

1. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
2. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
3. LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
4. ALL UTILITY EASEMENT AND INGRESS/EGRESS EASEMENTS ARE PRIVATE "BLANKET" EASEMENTS.
5. ALL LOTS ARE ADDRESSED OFF OF GRAND PRAIRIE PARKWAY.

LEGEND

- ▲ PLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER 5/8" I.R. W/ YELLOW CAP #13156 UNLESS NOTED
- SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
- IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- R. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- 3333 ADDRESS
- B.S.L. BUILDING SETBACK LINE
- M.O.E. MINIMUM OPENING ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- N.R. NOT RADIAL

FINAL PLAT
 APPROVED BY: Wauke City Council
 DATE: 10/17/2022
 SIGNED: *Keven J. Crawford*



Doc ID: 008932540014 Type: PLAT
 Recorded: 10/20/2022 at 02:18:01 PM
 Fee Amt: \$72.00 Page 1 of 14
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#
BK 2022 PG 22242
 Slide G-166

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

KEVEN J. CRAWFORD, P.L.S. IOWA LICENSE NO. 13156
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OF SHEETS COVERED BY THIS SEAL:
 THIS SHEET ONLY

COOPER CRAWFORD & ASSOCIATES, L.L.C.
 CIVIL ENGINEERS
 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 9-20-2022
 REVISIONS:
 JOB NUMBER
CC 2674
 SHEET 1 OF 1

SCALE: 1"=50'
 APPROVED: (X-X-2003) INITIALS: XXX AS-BUILT: (X-X-2003)
FINAL PLAT KEETOWN LOOP PLAT 2

